

120.0

0003

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
721,100 / 721,100
721,100 / 721,100
721,100 / 721,100
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
139		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FITZPATRICK JAMES M JR	
Owner 2: CHINAL LISA	
Owner 3:	

Street 1: 139 WINCHESTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FORGIONE LUIGI/MARY -

Owner 2: -

Street 1: 139 WINCHESTER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1782 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8959		Sq. Ft.	Site		0	70.	0.77	5									482,138						482,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8959.000	239,000		482,100	721,100		77437
							GIS Ref
							GIS Ref
							Insp Date
							11/24/18

Total Card	0.206	239,000		482,100	721,100	Entered Lot Size
Total Parcel	0.206	239,000		482,100	721,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	404.66	/Parcel: 404.66	Land Unit Type:

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 19 - Ranch	1	Rating: Average		A Bath: 1	Rating:			PDAS.															
Sty Ht: 1 - 1 Story				3/4 Bath: 1	Rating: Average																		
(Liv) Units: 1	Total: 1			A 3QBth	Rating:																		
Foundation: 1 - Concrete				1/2 Bath: 1	Rating:																		
Frame: 1 - Wood				A HBth:	Rating:																		
Prime Wall: 4 - Vinyl				OthrFix: 1	Rating:																		
Sec Wall: 1	%																						
Roof Struct: 1 - Gable																							
Roof Cover: 1 - Asphalt Shgl																							
Color: WHITE																							
View / Desir:																							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH											
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1													
Year Blt: 1959	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
Alt LUC:	Alt %:			Fpl: 1	Rating: Good			Other															
Jurisdct: G10	Fact: .			WSFlue:	Rating:			Upper															
Const Mod:								Lvl 2															
Lump Sum Adj:								Lvl 1															
								Lower															
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 1 - Drywall				Total Units:				Interior:	1	6	3												
Sec Int Wall: 1	%			Floor:				Additions:															
Partition: T - Typical				% Own:				Kitchen:															
Prim Floors: 3 - Hardwood				Name:				Baths:															
Sec Floors: 1	%							Plumbing:															
Bsmt Flr: 12 - Concrete								Electric:															
Subfloor:								Heating:															
Bsmt Gar:								General:															
Electric: 3 - Typical																							
Insulation: 2 - Typical																							
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Basic \$ / SQ: 100.00				Rate	Parcel ID	Typ	Date	Sale Price															
Size Adj: 1.35000002																							
Const Adj: 0.99989998																							
Adj \$ / SQ: 134.987																							
Other Features: 82376																							
Grade Factor: 1.00																							
NBHD Inf: 1.00000000																							
NBHD Mod:																							
LUC Factor: 1.00																							
Adj Total: 324716																							
Depreciation: 85725																							
Deprecated Total: 238991																							
WtAv\$/SQ:				AvRate:				Ind.Val															
Juris. Factor: 1.00																							
Special Features: 0								Before Depr: 134.99															
Final Total: 239000								Val/Su Net: 81.88															
								Val/Su SzAd: 201.18															
MOBILE HOME				Make:				Model:				Serial #				Year:				Color:			
SPEC FEATURES/YARD ITEMS																				PARCEL ID 120.0-0003-0004.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
2	Frame Shed	D	Y	1	5X8	A	AV	1988	0.00	T	24.8	101											
More: N				Total Yard Items:				Total Special Features:				Total:											